

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, April 6, 2016, at the temporary Wellsville City Offices at 25 North 100 East. City officials present were Mayor Thomas G. Bailey, Councilwomen Mary Ann Degn, and Karen Higley, Councilmen Gary Bates, Carl Leatham, and Perry Maughan. City Manager/Recorder Don Hartle and City Planner Jay Nielson were also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on April 1, 2016. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman John Cherry Roger Cook
Allison Cook Kaylene Ames Shayne Nelson
Scott Gary Art Smith

Opening Ceremony: Perry Maughan

The Council reviewed the agenda. Carl Leatham made a motion, seconded by Gary Bates, to approve the agenda as presented.

YEA 5 NAY 0
Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

The Council reviewed the minutes of the March 16, 2016 regular City Council meeting. Mary Ann Degn made a motion, seconded by Perry Maughan, to approve the minutes of the March 16, 2016 regular City Council meeting as presented.

YEA 3 NAY 0 ABSTAIN 1
Gary Bates Karen Higley
Mary Ann Degn
Carl Leatham
Perry Maughan

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes aren't in numerical order from City Council meeting to City Council meeting as the City uses the same checking account for payroll and accounts payable. After review and discussion, Karen Higley made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 19279 through 19309.

YEA 5 NAY 0
Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

There was no one in attendance for citizen input.

The City Council reviewed for approval the Preliminary Plat for the Cherry Subdivision consisting of a total of 2 lots (1 additional building lot) on property at 165 North 300 East. John Cherry stated that he is seeking approval of the Preliminary Plat. Carl Leatham asked if the comments from City Engineer Chris Breinholt had been addressed. Mr. Cherry stated yes. Mr. Leatham stated that the comments were the only concern of the Planning Commission. After discussion, Carl Leatham made a motion, seconded by Mary Ann Degn, to approve the Preliminary Plat for the Cherry Subdivision consisting of a total of 2 lots (1 additional building lot) on property at 165 North 300 East.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

Roger Cook met with the City Council to discuss the snow barn. Roger Cook referred this issue to his daughter, Allison. Ms. Cook thanked the City Council for taking the time to discuss this issue with her. Ms. Cook stated that her parents purchased the snow barn. They have come up with several options for the placement of the snow barn. Ms. Cook handed out copies of a map of the placement of the snow barn. MS. Cook stated that they believe that placing the snow barn on the north side of the tabernacle is the safest place. It is a residential area with no major streets. There is plenty of parking. There would be no traffic issues. It is an effective use of space, and it is a non-invasive set-up. Ms. Cook stated that they will be painting the snow barn, keep the bowery clean by emptying the garbage and washing off sticky messes. They will also maintain an "open" sign. Mr. Cook stated that they will continue to pay a power and water assessment. There is water in the area because of the restrooms and they will use power from the tabernacle. Mayor Thomas G. Bailey asked Kaylene Ames if the Tabernacle Committee is willing to allow Ms. Cook to use the power. Ms. Ames stated yes. Ms. Ames stated that the snow barn is very important to Wellsville City. The area will give the snow barn great visibility, and help with Wednesdays in Wellsville. Carl Leatham asked if the water supply is on in the area. Ms. Ames stated yes. Mayor Bailey asked that Ms. Ames work with Ms. Cook and her parents concerning the snow barn. Mr. Cook asked if the power assessment would be paid to Wellsville City of the Tabernacle Committee. Mayor Bailey stated that the power assessment would go to the Tabernacle Foundation. Karen Higley asked how this would affect Founder's Day. Perry Maughan stated that he thinks it would be a good addition to Founder's Day. Gary Bates asked if the business license fee was waived for the previous owners. Don Hartle stated that he doesn't remember. Mr. Hartle stated that the Planning Commission issued a conditional use. Carl Leatham asked if the conditional use could be continued. Mr. Hartle stated that a conditional use goes with the property, not the business. City Planner Jay Nielson stated that the conditional use could be amended. Mr. Bates asked if there is a fee for the conditional use. Mr. Nielson stated no, not if it is amended. After discussion, Mary Ann Degn made a motion, seconded by Karen Higley, to approve the snow barn to be located on the north side of the tabernacle for 1 season, to use the available water and power, to amend the existing conditional use permit, and the business license fee will be the minimum fee.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

Jay Davis was to meet with the City Council to discuss the Pioneer Divide Subdivision. Mr. Davis was not in attendance to this meeting.

Shayne Nelson, representing Sharp Transportation, met with the City Council to discuss the new office building and requirements. Mayor Thomas G. Bailey reminded the City Council that at the previous meeting, the City Council met at the Sharp Transportation facility. The issues are to be discussed with Sharp Transportation at this meeting. Carl Leatham stated that it was discussed that a retainer be held on the sidewalk and curb and gutter until further development takes place in the area. The road improvements are to be built to Wellsville City specifications. The storm water is to remain on the property. Mayor Bailey asked about thicker asphalt. Perry Maughan suggested that the specification for heavy traffic be followed. Mr. Nelson asked if additional parking is added if that is considered further development. Gary Bates stated that what was discussed is if the property to the north or east is developed. Mr. Bates suggested that Don Hartle work with Sharp Transportation to set up an escrow account. Mr. Hartle stated that he doesn't have any idea how much to put into an escrow account. Mr. Hartle suggested that the City Council require a bond with no expiration date. Mr. Hartle stated that City Engineer Chris Breinholt

would submit an estimate and that Sharp Transportation would issue a bond. Mr. Nelson asked what the amount of the bond would be. Mr. Hartle stated that he didn't know. Mr. Hartle stated that Mr. Nelson could ask their insurance company. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the road improvements and landscaping plan for Sharp Transportation with the following conditions; 1) Wellsville City would require a bond for the sidewalk and curb and gutter, 2) the storm water and retention be maintained on Sharp's property, 3) that one-half of the road is to be installed at Wellsville City heavy traffic specifications, and 4) should the property to the east be sold or developed, the road would be required to be installed to the east property line, including sidewalk and curb and gutter as required by the Planning Commission in the conditional use permit.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

The City Council considered for approval a business license for Maverik. Don Hartle stated that the paperwork has been completed and that this is a formality. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to approve the business license for Maverik.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

The City Council considered for approval a Class A beer license for Maverik. Don Hartle stated that the paperwork has been completed and that this is a formality. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to approve a Class A beer license for Maverik.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

The City Council considered for approval a reimbursement agreement with Maverik concerning the sewer. Don Hartle stated that he received a copy of the agreement about a month ago. Mr. Hartle asked that City Attorney Bruce Jorgensen review it. Mr. Hartle stated that Mr. Jorgensen did some work on the agreement. The agreement shows Wellsville City as the collection agent. The attorney working for Maverik is revising the agreement, and this issue will be added to the next City Council agenda. Karen Higley asked if Wellsville City needs to be involved. Mr. Hartle stated yes, because it is Wellsville City's sewer line. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to continue this discussion at the next City Council meeting.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

The City Council considered for adoption a resolution increasing fees and setting policies on nuisance recovery for false fire alarms and hazardous cleanup recovery. Mayor Thomas G. Bailey stated that this is a request from the fire department. Don Hartle stated that the current fee is set at \$250. There have been problems at Sherwood Hills. The fire department is hoping to force them to try and resolve the problem. The breakdown is: 1 – 3 calls, free; 4 – 8 calls, \$250, 9 – etc., \$500. Gary Bates stated that he spoke to Will Lusk. Mr. Bates stated that Clint Kerr discussed getting the State involved. Mr. Bates stated that Mr. Lusk suggested asking the County to review it. After discussion, Karen Higley made a motion, seconded by Carl Leatham, to adopt **RESOLUTION 2016-04, A RESOLUTION SETTING FEES AND POLICIES FOR NUISANCE RECOVERY FOR FALSE FIRE ALARMS AND HAZARDOUS CLEANUP RECOVERY.**

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

Department Reports:

Carl Leatham – 1) New building – if the construction is held up, will there be a late fee from Raymond Construction – no, everything is on schedule.

2) Water Conservancy Board – big push through Cache Valley – will be in attendance to the April 20, 2016 City Council meeting.

3) Facebook – dogs running loose in community – Mayor Thomas G. Bailey talked to Perry Maughan who drives around town and asked if he sees many stray dogs – no. There is always room for improvement. Kirt Lindley does a great job, and will keep working on it.

Gary Bates – 1) Speaker for Memorial Day Program – think about it.

2) Fishing Derby – June 6, 2016 – have received grants the past 2 years, and expecting a grant this year.

3) Need a new chairperson of the Recreation Committee – meeting with Alan Sorensen.

4) Discussed with the Recreation Coordinator from Nibley about a south-end Recreation Center. Mr. Bates will continue making contact with other recreation directors from the different cities on the south end of Cache Valley.

Perry Maughan – 1) Mayor Bailey, Mary Ann Degn, and himself met with CVTD concerning bus service to Wellsville. CVTD will be putting up signs and doing a survey. There will also be a flyer handed out that the comments could be completed online. The committee is very optimistic, however, it will be a couple of years before bus service will be coming to Wellsville.

2) Roads – contacted M&M about the slurry – will be coming out to take measurements. Mr. Maughan asked as the City Council members are driving around, if there are any cracks in the roads that need to be repaired, please contact him.

Mary Ann Degn – 1) UDOT has agreed to install a crosswalk along 500 North at 100 West. There will be solar lights and flashing lights installed. There will need to be a sidewalk installed on 500 North from Center Street to 100 West.

Karen Higley – 1) Pageant – April 30, 2016 – asked for someone to volunteer to say the opening prayer. Mary Ann Degn volunteered.

2) The new City Office building is to be completed by April 19, 2016.

3) Received a message from a citizen that a neighbor is already watering their lawn. Ms. Higley asked if there are any water restrictions. There are none.

City Manager/Recorder's Report:

Don Hartle – 1) Sherwood Hills – asked if clients could do community service for Wellsville City. The City Council stated that the clients need to be supervised and give notice as to when they will be coming.

At 7:30 p.m., the City Council left the temporary City Offices to move to the Wellsville Elementary School at 90 East 100 South to conduct a public hearing to receive public input on the various alternatives for school children to get to the relocated Elementary school at 525 North 200 West this fall.

Others Present:

Mayor Thomas G. Bailey	Gary Bates	Mary Ann Degn
Karen Higley	Carl Leatham	Perry Maughan
Jennifer Leishman	Marci Larsen	Scott Wells
Clint Kerr	Barbra Kerr	Jill Hunsaker
Carlyle Creger	Bryant White	Danielle White
Jared Nielson	James Wakefield	Byron Anderson
Diane Anderson	Nina Darley	Paul Darley
Jeff Andrew	Vern Elwood	Dianne Elwood
Sandy Jorgensen	Abbigail Slatus	Glen Erickson
Michelle Erickson	Konie Murray	Jill McArthur
Heather Brown	Todd Brown	Branson Brown
Carl Sorensen	Shane Barrington	Randy Wall
Ingrid Wall	Dick Wells	Joyce Wells
Aleena Winward	Nancy Randall	Brandon Corbett
Scott Meeker	Lori Meeker	Roy Parkinson
Andy Stokes	Marlo Archibald	Glenna Peterson
Jonathon Cook	Dave Bell	Justin DeKorver
Monica Thompson	Ralph Degn	

There are 4 various alternatives for school children to get to the relocated Elementary school at 525 North 200 West this fall. Option #1 is to leave it as is. Option #2 is to have 200 West a one-way street going north, a walkway that is 8' to 9', 11' for a vehicle, and a 1' – 2' shoulder line. Option #3 is to expand the shoulder to 3', a two-way street, and a 1' shoulder. Option #4 is a 5+' sidewalk (width will vary) with a two-way street. Mary Ann Degn asked those present to divide into 4 groups. Each option was represented at a table. Ms. Degn asked each individual to list and pros and cons of each option. Each group was allowed 10 minutes at each table. An individual suggested installing stop signs to slow down the vehicles traveling along 200 West. Mayor Thomas G. Bailey stated that it is up to the City Council as to how many stop signs are installed.

At 8:16 p.m., Perry Maughan made a motion, seconded by Karen Higley, to adjourn the meeting.

YEA 5
Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder